

**PLANNING BOARD OF THE CITY OF BANGOR**

**MEETING OF DECEMBER 7, 2004**

**MINUTES**

**Board Members Present:**

**Robert Guerette, Chairman  
Ryan King  
David Clark  
Hal Wheeler  
Nathaniel Rosenblatt  
Patricia Cummings  
Bill Masters**

**City Staff Present:**

**Katherine Weber  
David Gould  
James Ring  
Peter Witham  
John Hamer**

**News Media**

**Bangor Daily News**

Chairman Guerette called the meeting to order at 7:00 p.m.

**CONSENT AGENDA**

Chairman Guerette requested a motion on the Consent Agenda. Mr. Rosenblatt moved to approve the Consent Agenda. Mr. Wheeler seconded the motion, and the Board voted unanimously to approve the Consent Agenda. The items approved were as follows:

- Item No. 1**      **Site Development Plan approval to construct a 768-square foot maintenance/storage building located at 810 State Street in a High Density Residential District. Julie B. Sites, d/b/a/ Sites Realty, applicant.**
- Item No. 2**      **Site Development Plan approval to construct 32 additional parking spaces at the Days Inn at 250 Odlin Road in an Airport Development District, Hotel Equities, Inc., applicant.**

**Item No. 3:**            **Planning Board Minutes**

Chairman Guerette continued the Minutes to the next regular meeting.

**NEW BUSINESS**

**Item No. 4:**            **Site Development Plan approval of revisions to the approved Site Development Plan to include changes in the size of buildings, layout, grading, utilities and plantings at 460 Stillwater Avenue in a Shopping and Personal Service District, and a Contract Shopping and Personal Service District. Bangor Parkade, Inc., applicant.**

Chairman Guerette indicated that this item was not a Public Hearing but that the Board would hear any relevant comments from the public after the applicant had presented the project.

Attorney Tim Woodcock indicated that he represented Bangor Parkade, Inc. Attorney Woodcock explained the various floor area changes to buildings in the project. The overall project will increase 6,510-square feet from the Board's prior approval for a total project size of 242,042-square feet.

Mr. Rosenblatt asked if there were any changes in the buffer plantings. Mr. Paul Brody, Landscape Architect of WBRC, indicated that some of the planting numbers have changed. All of the Buffers meet the standards of the City's Land Development Code. Mr. King asked if there were any changes to the 150-foot wide planting buffer. Mr. Brody indicated that there were none. Mr. King asked if the height of the buildings would change. Mr. Brody indicated that the building heights would not change.

Mrs. Cummings asked if there was an increase in impervious surface due to additional parking spaces. Mr. Brody indicated that there would not be significant changes in impervious surface with the proposed changes. Chairman Guerette asked if any existing trees have been removed from the buffer area. Mr. Brody indicated that no trees that were planned to be saved have been removed.

Mr. Masters noted that the detention pond in the buffer area is very deep and holds water will be and asked if there are plans to provide security fencing. Mr. Brody responded that the pond is an attractive nuisance, and that two fences will be installed. One fence at the property line, and a second fence will be around the pond itself.

Chairman Guerette asked those members of the public who wished to speak to come up and address the Board. Mr. Claude Junkins, of 82 Jennifer Lane, asked when the plantings would take place, and if the applicant has appropriately requested blasting

permits. Mr. Brody noted that the plan indicated that the landscaping will be done in the spring and summer of 2005, and that a blasting plan was included for all blasting in the original permit drawings. Mr. Brody indicated that notice was provided to property owners, and that a pre-blast survey was conducted.

Attorney Woodcock noted that the total building footprints are actually smaller than the original May 2004 approval indicated. The floor area increased due to an internal mezzanine proposed in the Kohl's store.

Ms. Christina Diebold, of 70 Palm Street, indicated that she represented BACORD and distributed a letter from the Army Corps of Engineers. The letter raised some questions about the viability of a parallel service road and related wetland filling and stream crossing.

Ms. Tracy Pelletier, of 30 Drew Lane, indicated that the post-blast survey was the owner's responsibility and not that of S.W. Cole. Attorney Woodcock indicated that Maine Drilling and Blasting had done the blasting work, and that S.W. Cole performed the pre-blast survey work. He indicated that if a homeowner has damage claims, they would be made to Maine Drilling and Blasting.

Planning Officer Katherine Weber indicated that the applicant, Bangor Parkade, requests Site Development Plan (SDP) approval to construct a 242,042-square foot retail center on Stillwater Avenue in a Shopping and Personal Service District and a Contract Shopping and Personal Service District. Ms. Weber reviewed the changes since the May 18<sup>th</sup> approval. They included parking layout changes, circulation changes and adjustments to overall building square footage. There are no changes to the 150-foot buffer or the contract zoning provisions. Ms. Weber indicated that Staff found the proposed revision complete and consistent with Section 16, 165-114, A-J, and Staff recommended Site Development Plan approval.

Mr. Rosenblatt asked if the Staff could provide some detail on changes in the buffer compared to the original plan. Ms. Weber noted that there are fewer plantings, but that the buffers still meet the requirements of the Land Development Code. Mr. Brody noted that the number of deciduous trees was decreased by 13, evergreen trees was decreased by 1, and shrubs decreased by 29 over the whole site excluding the 150 foot buffer area.

Mr. King asked what the total floor area of the project is. Planning Officer Weber clarified that the total project floor area is 242,042-square feet.

Mr. Wheeler moved to approve the amended Site Development Plan for Bangor Parkade, Inc. Mr. King seconded the motion, and the Board voted unanimously to approve the amended Site Development Plan.

**Item No. 5****Planning Board Review of Recreational Trails Program  
Grant Application for the Kenduskeag Stream Gateway  
Park Trailhead Facilities.**

Planning Officer Katherine Weber indicated that the City of Bangor is applying for a grant from the Maine Department of Conservation to undertake restoration and reconstruction in the Kenduskeag Stream Park. Ms. Weber indicated that the Planning Board should review the project and determine its consistency with the Comprehensive Plan. Ms. Weber described the project location on an exhibit, and noted that the project meets economic development objectives and open space and recreational objectives. The park also facilitates educational endeavors in science and history. Ms. Weber introduced Ms. Judy Perkins of Keep Bangor Beautiful and Paul Brody, Landscape Architect of WBRC.

Ms. Judy Perkins of Keep Bangor Beautiful indicated that trail connections have been a priority for over two and one-half years. She noted they were very happy to see the grant application going forward. Mr. Paul Brody, Landscape Architect with WBRC, indicated that as a resident, he was happy to be involved in the project. The new design separates use areas such as parking, seating, and play areas.

Mr. Rosenblatt asked if there were changes in the number of parking spaces, and if any trees were going to be removed. Mr. Brody indicated that there might be a few less parking spaces than presently exist, although the current spaces are not striped. Mr. Brody also noted that no mature trees will be lost, but that some small trees and scrub will be removed.

Mr. Masters asked about the \$650 budget figure for picnic tables and the \$200 cost of boulders. Mr. Brody indicated that the commercial grade tables will hopefully hold up better than common household ones. Furthermore, he indicated that the cost of boulders seems high but the price includes labor, transportation and installation. Mr. Masters asked if the plan included restroom facilities. Planning Officer Weber indicated that restroom facilities were not planned at this time.

Mr. Clark asked about the length of the trail, and if it was possible to make a loop. Ms. Cummings asked if the trail continued to Bulls Eye Bridge. Ms. Weber indicated that the City's public access rights did not go up that far, and since the trail is only on one side of the stream at any given location, a loop system would have to double back over the same path. Ms. Cummings had concerns about unauthorized ATV use causing erosion, and whether there would be security lighting. Ms. Weber indicated that the trail is intended as a non-motorized trail. Mr. Paul Brody indicated that security lighting would be very expensive and may encourage activities that are not warranted in the park. Ms. Weber noted that the Park is posted and closes at 10:00 p.m.

City Engineer Jim Ring indicated that the Kenduskeag Stream Trail was established in the late 1970's. To develop the trail system, Mr. Ring noted that the City had purchased some parcels, access rights and some easements on others. Unfortunately, in some areas, no access rights were available. Mr. Ring indicated that it is the City's long-term goal to connect the various open spaces and trails into a City-wide network.

Mr. Clark indicated that he was concerned with security in this area and that certain activities occur on Valley Avenue that are not just the enjoyment of the scenery. Ms. Weber indicated that the City is aware of the activities on Valley Avenue. The area is a City Park and officially closes at 10:00 p.m. Police patrols of Kenduskeag Stream Park are a part of the City's security measures.

Mr. Wheeler noted that high-pressure sodium lighting does not provide as effective illumination as previous types. He noted that it's a trade off in energy efficiency over increased illumination. Mr. Wheeler concluded that Bangor is as attractive a community as any he has seen for natural beauty. The proposed Kenduskeag Stream Park project can only enhance that scenic character of the City, and the Board should support the proposed project.

Mr. Masters moved that the proposed Kenduskeag Stream Park improvements are consistent with the Comprehensive Plan and that the Board should support the project. Mr. Wheeler seconded the motion, and the Board voted unanimously that the proposed project is consistent with the Comprehensive Plan and that the Planning Board supports the grant application.

#### **Item No. 6**      **Planning Board Discussion of Comprehensive Plan Update Workshop Schedule.**

Chairman Guerette noted that Staff had provided the Board with a schedule for the workshop sessions to be held throughout the City. Planning Officer Weber distributed the schedule of potential workshop sessions for the neighborhood meetings.

Mr. Masters asked if input from people not residing in the City would be allowed. Ms. Weber indicated that it is up to the discretion of the Board, however, the primary intent is for Bangor Citizens to have input into the Comprehensive Plan Update process.

The Board discussed various ways to publicize the meetings. Mr. Guerette indicated that he had some concern with the schedule. Should additional time be needed on any elements of the plan, there is not much time from the end of the neighborhood meetings to the submission of a revised plan to the City Council in July.

The Board discussed options for completing the workshop sessions sooner including alternate evenings. The Board reviewed the options for recording the

meetings. The Board felt that audio recordings and Meeting Minutes should be provided, and that video recordings tend not to be effective due to sound problems. The Board also discussed the locations and the length of the workshop sessions.

### **ADJOURNMENT**

Chairman Guerette noted that the Staff would review all of the comments and report back to the Board. Chairman Guerette noted that a motion for adjournment was in order. Mr. Wheeler moved to adjourn the meeting. Mr. Rosenblatt seconded the motion, and the Board voted unanimously to adjourn at 8:53 p.m.